175.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	778,800 / 778,800
					USE VALUE:	778,800 / 778,800
					ASSESSED:	778,800 / 778,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
175		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUCK DAVID C & AUTUMN
Owner 2:	
Owner 3:	
Street 1:	175 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CRAMER BENJAMIN W/SHAUNA S -
Owner 2:	-
Street 1:	175 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Brick Veneer Exterior and 2355 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6154.000	355,600		423,200	778,800
Total Card	0.141	355,600		423,200	778,800
Total Parcel	0.141	355,600		423,200	778,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.70 /Parcel: 330.70

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117144

GIS Ref

GIS Ref

Insp Date 08/25/18

!13636!

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	355,600	0	6,154.	423,200	778,800		Year end	12/23/2021
2021	101	FV	344,200	0	6,154.	423,200	767,400		Year End Roll	12/10/2020
2020	101	FV	344,200	0	6,154.	423,200	767,400	767,400	Year End Roll	12/18/2019
2019	101	FV	268,900	0	6,154.	417,200	686,100	686,100	Year End Roll	1/3/2019
2018	101	FV	268,900	0	6,154.	320,400	589,300	589,300	Year End Roll	12/20/2017
2017	101	FV	268,900	0	6,154.	302,300	571,200	571,200	Year End Roll	1/3/2017
2016	101	FV	205,500	0	6,154.	278,100	483,600	483,600	Year End	1/4/2016
2015	101	FV	192,800	0	6,154.	260,000	452,800	452,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:26:03

LAST REV

Date	Time
09/07/18	08:17:48
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13636

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRAMER BENJAMIN	54905-268		6/29/2010	Mult Lots	520,000	No	No		
LICCIARDI JOSEP	47464-443		5/17/2006		438,000	No	No		
LICCIARDI JOSEP	31847-403		9/8/2000	Family		No	No		
	6521-575		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	117144
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/23/2017	313	Solar Pa	7,835	C				
3/28/2016	327	Addition	177,325					16x15 2nd fl addit
6/21/2012	775	New Wind	15,600					REPL 15 WINDOWS
2/1/2007	71	Re-Roof	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
7/27/2016	Measured	PT	Paul T
7/27/2016	Info At Door	PT	Paul T
7/27/2016	Permit Visit	PT	Paul T
7/17/2012	Info Fm Prmt	BR	B Rossignol
11/15/2006	MLS	HC	Helen Chinal
12/21/1999	Mailer Sent		
12/16/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6154		Sq. Ft.	Site		0	70.	0.98	6									423,233						423,200	

Total AC/HA:	0.14128	Total SF/SM:	6154	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	423,233	Spl Credit		Total:	423,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.20732474
Const Adj.:	1.01789820
Adj $ / SQ:	135.183
Other Features:	125525
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436876
Depreciation:	81259
Depreciated Total:	355617

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

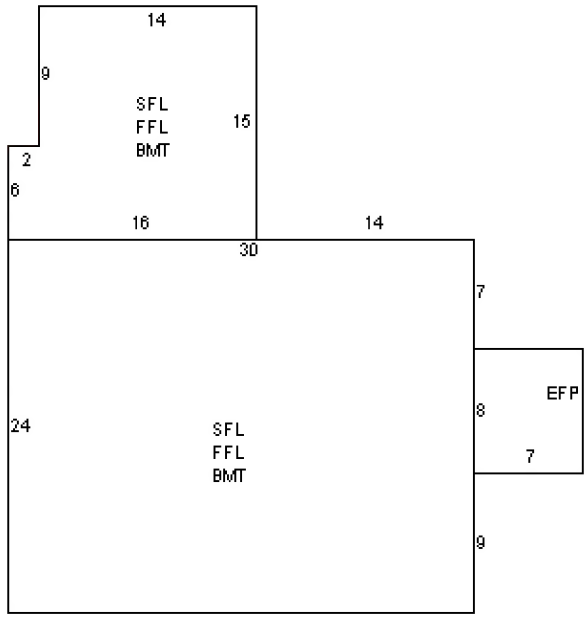
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.18
Special Features:	0	Val/Su Net:	123.39
Final Total:	355600	Val/Su SzAd	188.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	942	55.760	52,529
FFL	First Floor	942	135.180	127,342
SFL	Second Floor	942	135.180	127,342
EFP	Enclos Porch	56	73.900	4,138

Net Sketched Area:	2,882			Total:	311,351
Size Ad	1884	Gross Area	2882	FinArea	2355

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

175.0-0003-0006.0

IMAGE

AssessPro Patriot Properties, Inc